

## 2 sovrum Lägenhet till salu i Villamartin, Alicante

135.000€



A well-presented and flexible duplex apartment offering comfortable main living and a separate upstairs guest suite, perfect for extended stays or visiting family and friends.





















At ground level, the property features a small, gated garden area with a practical outdoor store room. A private staircase leads to the first floor, which comprises a cosy sitting room with a fireplace, a double bedroom, and a modern shower room. The open-plan kitchen and dining area flow out onto a bright, glazed terrace, which enjoys wide, uninterrupted views across the surrounding neighbourhood and towards the sea.

An external staircase leads to the upper level, where you'll find a generous private roof terrace (approx. 15m<sup>2</sup>) and an independent guest suite. This extension measures approximately 5.25m x 5.00m and features a spacious double bedroom with windows on multiple sides, providing excellent natural light, as well as an en-suite shower room (approximately 1.65m x 1.55m). There's also a small storage room adjacent to this level, measuring approx. 1.40m x 1.30m.

The solarium is the perfect space for relaxing, sunbathing, or enjoying outdoor meals while taking in the far-reaching views of the neighbourhood, greenery, and distant coastline.

Located in the quiet and established Blue Hill area of Villamartín, the property sits opposite a park, offering a peaceful outlook with no direct buildings in front. Local shops, restaurants, and cafés are within walking distance, while the award-winning beaches of Orihuela Costa and the popular La Zenia Boulevard shopping centre are just a 5-to 10-minute drive away.

This is a smart opportunity for buyers seeking a flexible home with both private and guest accommodation in a convenient yet tranquil setting.

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|  Se videotur                   |  2 sovrum                      |  2 badrum           |
|  87m <sup>2</sup> Bygg storlek |  Solarium - Private            |  Storage room       |
|  No pool                       |  Terrace                       |  Key ready          |
|  Air conditioning              |  Amenities- car                |  Panoramic views    |
|  Balcony                       |  Walking Distance to Amenities |  Built-in Wardrobes |
|  Sea Views                     |  Ceiling Fans                  |  Furnished          |
|  En-suite bathroom             |  Golf                          |  |



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